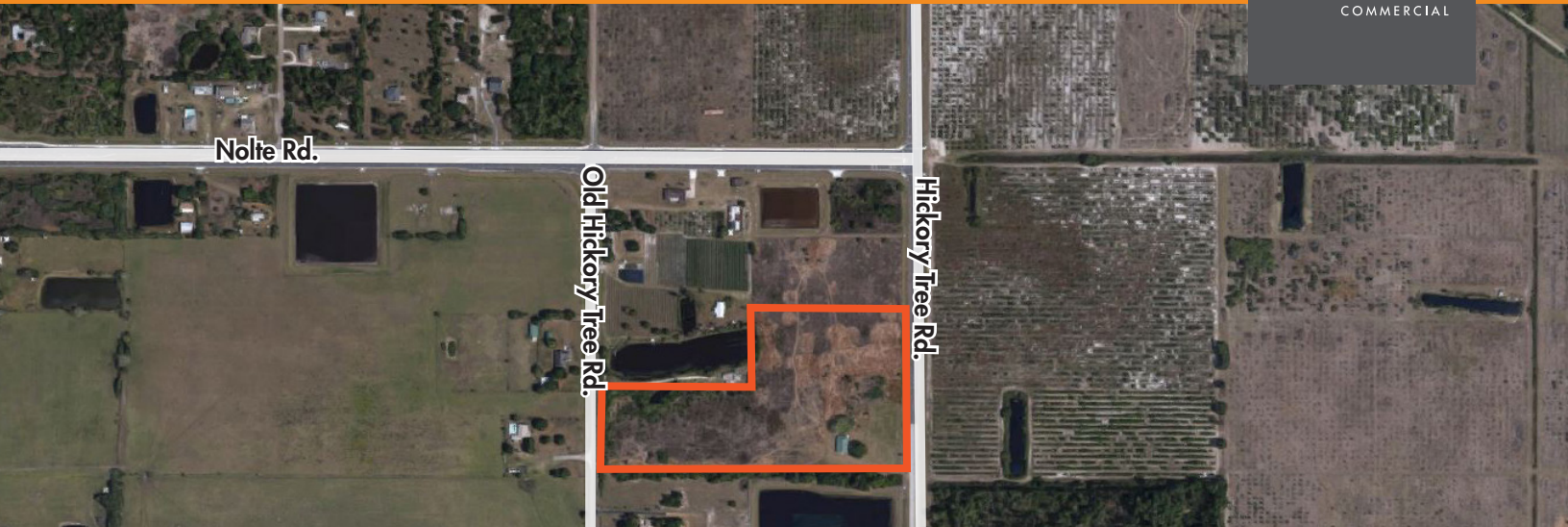


RESIDENTIAL DEVELOPMENT OPPORTUNITY

14.51± ACRES

FOUNDRY
COMMERCIAL



Asking Price \$1,150,000

2950 HICKORY TREE ROAD - ST. CLOUD, FL 34772

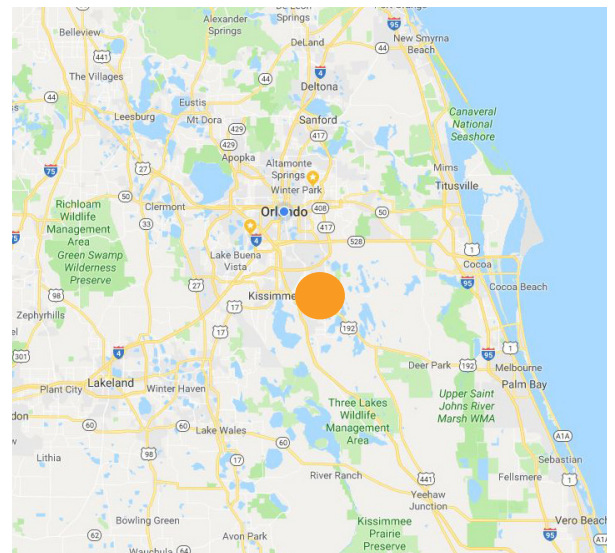
PROPERTY OVERVIEW

Foundry Commercial is pleased to present a development/investment opportunity consisting of approximately 14.51 acres of land located on Hickory Tree Road and within Osceola County, Florida. The subject property is approximately 2 miles south of 192 and within an unincorporated area of St. Cloud.

Current AC zoning designation within Osceola County allows for low density residential development up to 1 unit per 5 acres. Future land use designation is currently Low Density Residential which allows for up to 8 residential units per acre. The property presents an excellent opportunity for a developer to propose to Osceola County a zoning change that could allow increased residential density consistent with the current future land use.

SITE FEATURES

LAND SIZE	14.51± ACRES
ZONING	AC - Osceola County
PARCEL ID	182631495000010950 & 182631495000010810
FUTURE LAND USE	LOW DENSITY RESIDENTIAL (UP TO 8 UNITS/ACRE)
SITE DIMENSIONS	650'± frontage on Hickory Tree x 640'± and 1,275'± depth



For more information, please contact:

JOEY BLAKLEY
Senior Vice President
407.540.7737
joey.blakley@foundrycommercial.com

420 South Orange Avenue Suite 400
Orlando, FL 32801

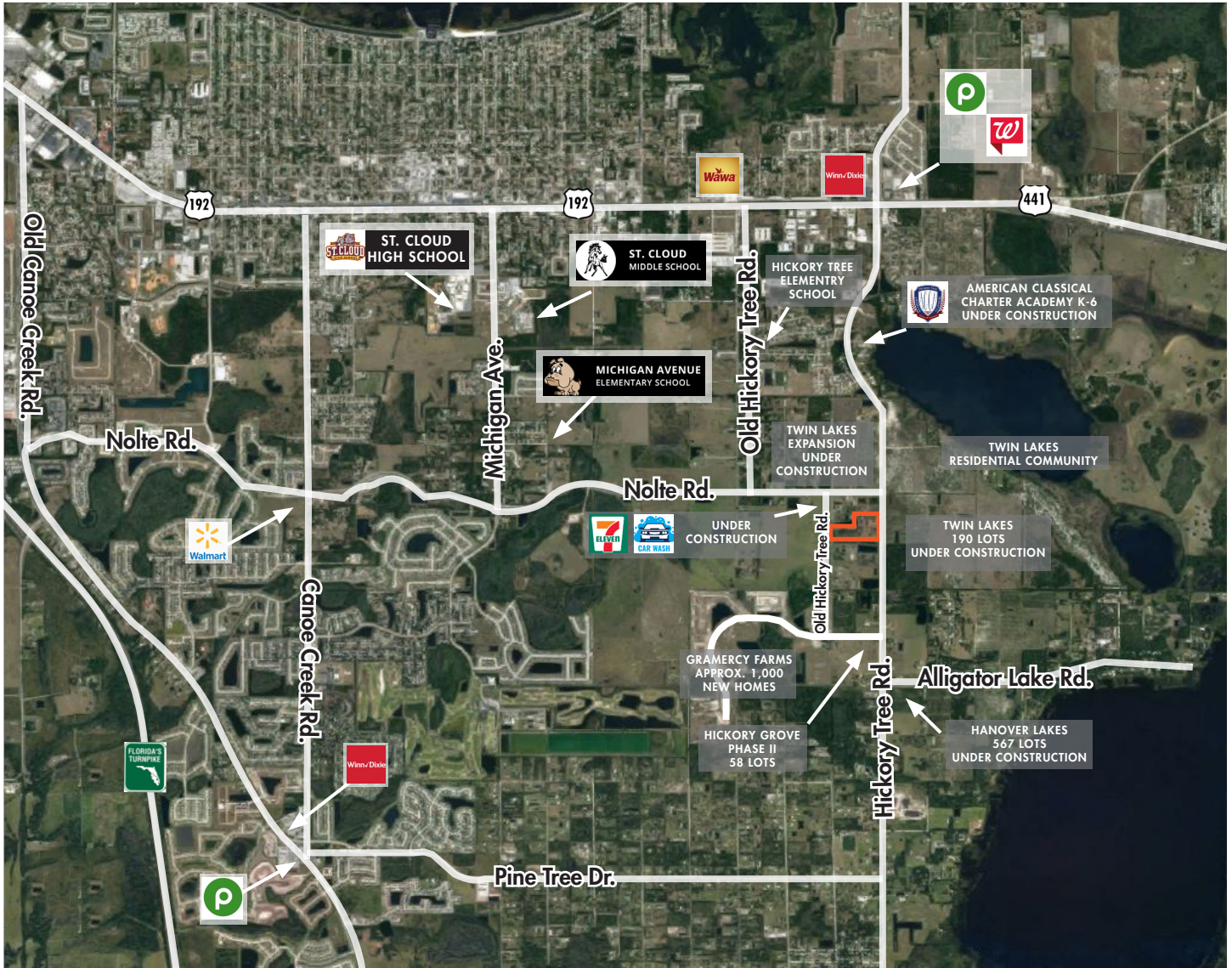
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RESIDENTIAL DEVELOPMENT OPPORTUNITY

14.51± ACRES

LOCATION



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